Meeting Minutes - DRAFT

Art and Architectural Review Board

Agenda

November 5, 2021 at 10:00am

Patrick Henry Building, 6th Floor

1111 East Broad Street, Richmond, VA 23219

1.0 ADMINISTRATION

10:00am 1.1 CALL TO ORDER

Burt Pinnock, Chair

Attendance: Helen Wilson, Donna Jackson, Calder Loth, Rebecca Deeds and Ian Vaughan, Thomas Papa (joined during last presentation only).

1.2 PUBLIC COMMENT

AARB Meetings are open for public comment. Rules for public comment can be obtained from the Department of General Services.

None

1.3 APPROVAL OF MINUTES

Motion to approve: Ian Vaughan
Second: Donna Jackson
Vote: 5Y, 0N

1.4 OTHER BUSINESS

Meeting schedule for calendar year 2022 was presented and approved by the Board as follows:
January 7, February 4, March 4, April 1, May 6, June 3, July 8, August 5, September 9, October 7, November 4 and December 2, 2022.
Motion to approve: Helen Wilson
Second: Calder Loth
Vote: 5Y, 0N

2.0 CONSENT AGENDA

10:10am **2.1 Longwood University – Radcliff Hall Golf Cart Charging Station**

Installation of three electric golf cart charging stations in the Northeast plaza of Radcliff Hall (Admissions Building) with access from Randolph Street, in Farmville, VA

This project does not require DHR review.
Motion to approve: Ian Vaughan
Second: Rebecca Deeds
Vote: 5Y, 0N

2.2 Virginia Community College Systems – Replace Hastings Hall Roof

Hastings Hall and Annex, 2 stories above grade, masonry, EPDM roofing, windows, etc. 63,730 gross sf. The Annex greenhouse to be demolished is approximate 726 sf total. It is a structure located on the roof of the Annex.

DHR has reviewed this project and determined there are no adverse impacts.

Motion to approve: Ian Vaughan

Second: Rebecca Deeds

Vote: 5Y, 0N

2.3 Virginia Museum of Natural History – Energy Performance Contract

The project is an Energy Savings Performance Contract (EPC) project that will include a roof-mounted Solar PV array installation and two electric vehicle chargers. The EPC project will include energy efficiency upgrades to the interior and exterior of the building. These upgrades include but are not limited to mechanical, weatherization, lighting, HVAC and building controls measures as follow:

- LED Lighting Retrofits (Interior & Exterior)
- Insulation & Weatherization Improvements
- HVAC/ BAS Recommissioning
- Chiller Refrigerant Catalyst Addition
- Emergency Generator Heat Pump Block Heater
- 59.6 kWDC Solar Power System
- Two Level 3 DC Fast Charge Electric Vehicle Chargers

The solar power system will consist of 142 solar modules totaling a rated capacity of 59.64 kWDC with 2 power inverters and related required electrical interconnection, control

Work will consist of new concrete curbing and a removable handrail at loading dock edge, expansion of the loading dock area at the dumpster, repair to the aging loading dock, new concrete stairs to improve the circulation path for employees, bollards to prevent damage to the lift, and architectural screening to shield view of the extended loading dock area housing condensed dining facility carts and the dumpster equipment and wiring. Panels to be installed on the curved center metal standing seam portion of the roof. All wiring and equipment to be at roof level or interior to the building.

Two electric vehicle chargers with concrete mounting pad to be installed beyond the concrete curb in front of parking spaces at the Northeast end of the front parking lot. All related required electrical connection equipment and wiring between chargers and building to be underground or within the building.

This project does not require DHR review.

Motion to approve: Ian Vaughan

Second: Rebecca Deeds

Vote: 5Y, 0N

2.4 Department of General Services – General Assembly Building

There are six benches in the Darden Garden landscape area at the new General Assembly Building. To address accessibly requirements, two of these benches will have backrests. The backrest design for these two benches has been revised in response to comments from The Art and Architecture Review Board presentation on April 2, 2021. The extent of the powder coated stainless steel at the backrest has been reduced to the minimum needed for structural support and a warmer, more welcoming hardwood material arranged in horizontal strips has been introduced. A hardwood clad armrest has also been added. The bench precast remains a simulated limestone finish to match the new General Assembly Building.

DHR has not reviewed but has not identified any issues. This will be added to the existing DHR file.

Motion to approve: Ian Vaughan

Second: Rebecca Deeds
Vote: 5Y, 0N

2.5 Virginia Distribution Center, DGS – Energy Performance Contract

Ground mount solar PV array, approximately 345 kW capacity, to be located on ground to the east of the employee parking area. Array consists of approximately 842 modules, mounted on metal racking with structural members embedded in the ground. Modules will be tilted at approximately 20 degree angle to the ground. Array azimuth is 168 degrees. Five string inverters will be mounted at various points in the solar array field.

DHR has reviewed this project and determined there are no adverse impacts.
Motion to approve: Ian Vaughan
Second: Rebecca Deeds
Vote: 5Y, 0N

2.6 Virginia Commonwealth University – Demolition of 708 W. Grace Street

Demolition of a three story, approximately 5,400 square feet structure that most recently was used as a take-out restaurant on the ground floor with residential apartments above. It has been vacant since 2016.

DHR has reviewed this and it has been determined that the building is ineligible for VLR/NRHP listing. DHR does not oppose demolition upon the condition that they are consulted on any future development.
Motion to approve: Ian Vaughan
Second: Rebecca Deeds
Vote: 5Y, 0N

2.7 Virginia Commonwealth University – Demolition of 534 N. Harrison Street

Demolition of a three story, 7,100 square foot structure that most recently was used as a nightclub. It has been vacant since 2018.

DHR has reviewed this and it has been determined that the building is ineligible for VLR/NRHP listing. DHR does not oppose demolition upon the condition that they are consulted on any future development.
Motion to approve: Ian Vaughan
Second: Rebecca Deeds
Vote: 5Y, 0N

2.8 Virginia Department of Transportation – Central Materials Lab Ventilation Improvement Project

This project consists of adding two (2) small HVAC units to the South wing of the Virginia Department of Transportation Central Materials Lab on Elko Tract Road in Sandston, Virginia. The existing black EPDM roof will be modified to provide appropriate crickets and curbing for the units.

This project does not require DHR review.
Motion to approve: Ian Vaughan
Second: Rebecca Deeds
Vote: 5Y, 0N

2.9 Virginia Tech – Owens Hall Loading Dock Renovations

Owens Hall is a multipurpose facility with a twelve venue food court located in the Student Life District. The project scope provides improvements with many benefits. The project site is located along the southeast side of Owens Hall. This area is the main service thoroughfare for all the dining venues within the building. The space is used for refuse

management, shipping and receiving of all supplies for the dining venues internal to Owens Hall and shipping and receiving of all equipment necessary for student affairs operations across campus. With significant pedestrian and vehicle traffic in the area, this project is scheduled to make critical repairs to the existing conditions of the loading dock to provide safety and security in the overall operation of the space.

Work will consist of new concrete curbing and a removable handrail at loading dock edge, expansion of the loading dock area at the dumpster, repair to the aging loading dock, new concrete stairs to improve the circulation path for employees, bollards to prevent damage to the lift, and architectural screening to shield view of the extended loading dock area housing condensed dining facility carts and the dumpster.

This project does not require DHR review.

Motion to approve: Ian Vaughan

Second: Rebecca Deeds

Vote: 5Y, 0N

2.10 Virginia Tech – Hitt Research & Demonstration Mock-Up Structure

The intention of this structure is for construction mock-up and research purposes, it is not intended for occupied space. The structure is a 40-feet by 80-feet, two-story tall, 30-feet high steel frame system installed permanently and supported on an existing slab with newly installed concrete footings. The intent of the structure is for pre-fabricated panelized exterior panels to be connected to the frame for material and systems study, and for these to be removed and replaced over time as the associated research dictates. These wall panels are currently proposed in a combination of fiberglass, brick and glass. Elevated floors consist of built-up cross-laminated timber panels. Both the College of Architecture and Urban Studies and the College of Engineering intend to use the structure for research; the facility will be categorized as a long-term construction project. Proper safety protection will be required at all times on site due to its classification as an open construction project.

This project does not require DHR review.

Motion to approve: Ian Vaughan

Second: Rebecca Deeds

Vote: 5Y, 0N

3.0 PROJECT REVIEWS

3.1 University of Virginia – Wyllie Hall Repurpose at the UVA Wise, VA campus

The former library, Wyllie Hall will be the new home of the College's Nursing program which has proven to be one of the most successful academic programs on campus, boasting a consistent 90%+ certification rate for recent graduates. The existing spaces for Nursing are overcrowded, and the learning environments are outdated and scattered in various facilities across campus. The renovated space in Wyllie will be largely dedicated to Department of Nursing program labs and classrooms, alleviating the overcrowding, offering modern clinical learning spaces, and centralizing the department. Other laboratory-centered class offerings on campus are frequently full, resulting in students being unable to enroll in needed classes. The academic spaces in Wyllie can be used by other programs, increasing utilization of the spaces in the facility.

The scope of the project includes replacing all building systems, including the mechanical, plumbing, fire protection and electrical systems with new heating and cooling, domestic hot water, electrical upgrades and a new automatic sprinkler system. All existing suspended ceiling systems and associated lighting will be removed and replaced throughout. All non-loadbearing interior partitions will be removed to create new spaces for classrooms, nurse simulation labs, offices, training rooms, study rooms, open social and study zones, staff

breakroom, and various building support spaces.
Existing glazing systems will be replaced with aluminum storefront systems with insulated glazing. The open central stair will be removed and replaced; A new opening in the second floor will be made to accommodate the new stair while the original opening is infilled. A new skylight will be located above this stair. All finishes will be replaced and upgraded. All lighting will be replaced with LED lighting throughout, including exit signage and site lighting at main entry locations. The flat roof membrane system will be replaced with a new, white roof membrane that meets sustainability and LEED requirements.
Due to the existing site topography of the campus, there are two levels of entry to the building. Exterior site improvements include an upper-level plaza at the new building entrance, located at the second floor, north side of the 1966 building. The project will demolish and replace existing site walls and concrete site stair. Brick veneer modifications, a new seat bench, and a new exterior plaza paver system will create a clear and welcoming entrance. Existing landscape will be cut back, limbed, and in some cases removed to provide a more open approach to the plaza where site lines are clear from all directions. A second, but equally important building entrance will also occur at the first floor, lower-level plaza, located at the northeast corner of the 1966 building at the west courtyard). This lower-level plaza and courtyard will be redesigned with new landscaping, semi permeable hardscape, walks, bench seats, and lighting to create a clear and welcoming entrance, an inviting campus amenity and a strong connection to campus pedestrian systems.
Motion for final approval pending submission of landscape details such as plant palette and lighting on consent agenda with the following recommendations from the Board: Consider coordination of benches with new wood slat detail at upper entry and consider maintenance behind benches and building wall.
Motion: Thomas Papa
Second: Calder Loth
Vote: 3Y, 0N, 3Abs

3.2 Virginia Tech – Hitt Hall

The approximately 100,000 gross square feet, three-story building, will support an expansion of the Myers Lawson School of Construction (MLSOC), add critical dining seating and venues, and include general assignment academic spaces in a new combined program facility.
The east wing of the project provides cutting edge innovation and discovery spaces to support the MLSOC, allowing the program to double enrollment. This wing of the facility is directly adjacent to the existing MLSOC facility, Bishop-Favrao Hall, which the program will retain. The two-story Innovation Lab is one such feature space for the school, directly adjacent to the Innovation Plaza which allows the program opportunities for temporary and large-scale student-based projects featuring equipment testing, display, and other uses.
To meet burgeoning demand for dining and general assignment classrooms, the project also creates a 600-seat full-service multi-venue dining facility on two floors of the west wing, with flexible general assignment classrooms on the third floor, and open collaboration spaces throughout.
Motion for preliminary approval with the following recommendations from the Board: Consider additional metal paneling details and penthouse volumes coordinated with stone and precast elements. Share information on site lighting when project returns for final approval. Consider using seedless Kentucky coffee trees.
Motion: Calder Loth
Second: Helen Wilson
Vote: 5Y, 0N

3.3 Virginia Department of Transportation – Ruffin Mill Salt Storage Building

Area: 20,240 GSF
Number of Stories: 1
Building Height: 52'-0" +/-
Building Form: Rectilinear; 11'-0 wide by 184'-0" long
Roof form: Curved
Exterior wall construction: Reinforced concrete walls (10'-0" tall)
Roof Construction: Pre-Engineered Frame-Supported Membrane Roof (Reinforced fabric)
Use: Salt and Abrasive storage
Use Group Classification: S-2, Low Hazard Storage Occupancy
Salt Storage Capacity: 9,000 TON
Occupant Load of Building: 41 (this building is not typically occupied)
Seasonal Use: Snow Removal Season

Motion for preliminary approval with the following recommendations from the Board: Consider color of fabric covering for this new VDOT prototype and return for final approval with a selection. Coordinate with DHR on archaeological concerns for this area. Consider additional vegetation and return with grading plan
Motion: Helen Wilson
Second: Donna Jackson
Vote: 5Y, 0N

3.4 George Mason University – Life Sciences and Engineering Building

The Project is being resubmitted for AARB Preliminary Design approval due to design revisions initiated by George Mason University (GMU). The new 2021 Campus Master Plan direction has required modifications to the programming and siting of the Project. Similar to the previously approved AARB Project, the Life Sciences and Engineering Building will be located at GMU's Prince William County Science and Technology (SciTech) Campus. The revised design is comprised of a 133,000 GSF, four-story building to be located immediately north of the Institute for Advanced Biomedical Research (IABR), with an additional total 5,000 ASF of backfill at Katherine G. Johnson Hall and Discovery Hall.

In addition to the programmatic changes required to align with the new master plan vision, the orientation of the building has changed. The revised design proposes a north-south building orientation. As in the previously approved design, the new building mass will consist of two major components – a rectangular red brick bar to the east and a metal and sun screened glass bent bar to the west - both running in the north-south direction. Similar to most of the buildings on the Campus, the building will have a flat roof. The roof over the straight brick bar building will be designated for the majority of the mechanical equipment and solar panels, which will be screened from view by metal panels and louvers.

The Project is a response to GMU's growth and need for additional highly specialized instructional labs, classrooms, and support spaces. The Project will support the increasing graduate level curriculum focused on science, technology, engineering, and health. The primary users of the Project will be the College of Engineering and Computing, the College of Science, the College of Education and Human Development, and the College of Visual and Performing Arts. The program mainly consists of highly specialized, multi-disciplinary spaces that will be used by multiple user groups and are not specifically assigned to or controlled by any one discipline or College/School. The final space program, as defined by the participants from the various groups, will not be organized by departments, but rather around the following typologies:

- Instructional Wet Labs and Support
- Instructional Wet Labs – Bio Chem Intensive
- Instructional Cadaver Labs and Support
- Instructional Dry Labs and Support

- Instructional Computer Labs
- Virtual Reality, Animation, and Support
- Human Performance
- Student Design Spaces
- University Classrooms and Meeting Spaces
- Building Support Spaces

Motion for final approval with the following recommendations from the Board: No additional recommendations made by the Board.
Motion: Ian Vaughan
Second: Calder Loth
Vote: 5Y, 0N

4.0 ANNOUNCEMENTS

**Next AARB Meeting is December 3, 2021.

5.0 MEETING ADJOURNED *1:00pm*